



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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12.8.20.  
 P. 800099/1583/20

*[Signature]*  
 District Sub-Registrar-III  
 North 24-Parganas, Barasat

12 AUG 2020

**DEVELOPMENT POWER OF ATTORNEY  
 AFTER THE REGISTRATION OF  
 DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 12<sup>th</sup> day of August, 2020 (Two Thousand Twenty) A. D.

क्र. 10108, 2020

संख्या :- 787

संस्था का नाम :- Srijoni

प्लॉट नं. :- 5/12 Sarosini colony PS-Da

सूचना :- [ ] [Signature]

वेतन :-  
हाबदा एचि एस. आर अर्बिस

वेतना - रु: 28 पत्रपत्रा

वर्षिक ता :-

कोटि स्थापन स्थिति :-

प्रेमिनी वारानात

उत्तार :- श्री मृदीप मोय

28 JUL 2020

275 000



District Sub-Registrar-III  
North 24 Parganas district

22 AUG 2020

Amrta Kumar Das.  
Son of Pratulika Kumar Das.  
5/12, Sarosini colony, Barant.  
Lot - 126.

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SMT. SAPTAPARNA DAS (PAN - APLPD2481E), wife of Sri Arnab Kumar Das of 5/12 Sarojini pally, Nabapally, P.S.- Barasat, District- North 24 Parganas, Kolkata – 700126, by faith – Hindu, by Nationality – Indian, by Occupation – Business, hereinafter called and referred to as the **LAND OWNER/ APPOINTER/ EXECUTANT** send greetings:-

**WHEREAS** Shanti Prova Dey, wife of Kshitish Chandra Dey, purchased all that piece and parcel of land measuring an area of 05 Cottah 19 sq.ft., be the same a little more or less, Scheme Plot No. – “72”, lying and situated at Mouza – Noapara, J. L. No. – 83, Pargana – Anowarpur, Touzi No. – 146, comprised in C. S. Dag No. – 1115 under Khatian No. – 275, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, by a Registered Deed of Sale, being No. – 1200, dated – 14/03/1956, registered with the office of S. R. O. Barasat executed and registered by Manmohan Properties Limited, represented by its Managing Director Rai Sailendranath Ghosh Bahadur.

**AND WHEREAS** after purchasing the said land said Shanti Prova Dey got her name duly recorded in the records of Revisional Settlement, under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499 and sold out 01 cottah of land to Smt. Krishna Basu, wife of Mrinal Kanti Basu (By a by a Registered Deed of Sale, being No. – 786, submitted on 27/01/1970 and registered on 28/01/1970, registered with the office of S. R. O., Barasat) out of the said 05 Cottah 19 sq.ft. and while she had been possessing and enjoying the remaining 04 Cottah 19 sq.ft. of land she gifted all that piece and parcel of land measuring an area of 03 Cottah, be the same a little more or less, out of said 04 Cottah 19 sq.ft. of land lying and situated at Mouza – Noapara, J. L. No. – 83, comprised in C. S. Dag No. – 1115 corresponding to R. S. Dag No. – 1981/2499, under Khatian No. – 275 corresponding to R. S. Khatian No. – 1381, in favour of his son Sri



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Tapan Kumar Dey, by a Registered Deed of Gift, being No. – 246, in the year 18/01/1971, and delivered khas possession in his favour and the said Deed was registered with the office of S. R. O. – Barasat, copied in Book No. – I, Volume No. – 4, Pages from 196 to 199, being No. – 246 for the year 1971 and said Shanti Prova Dey was in peaceful khas possession over the remaining 01 Cottah 19 sq.ft. of land.

**AND WHEREAS** after obtaining the said 03 Cottah of land while said Sri Tapan Kumar Dey had been possessing and enjoying the same he sold 01 Cottah of land in favour of Smt. Rina Dey, wife of Sri Moloy Kumar Dey, by a Registered Deed of Sale, being No. – 1923, dated – 24/05/1984, and delivered khas possession in her favour and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – 8, Pages from 445 to 449, being No. – 1923 for the year 1984.

**AND WHEREAS** while said Shanti Prova Dey had been possessing and enjoying the remaining 01 cottah 19 sq.ft. of land, at Mouza – Noapara, J. L. No. – 83, comprised in C. S. Dag No. – 1115 corresponding to R. S. Dag No. – 1981/2499, under Khatian No. – 275 corresponding to R. S. Khatian No. – 1381, she died intestate on 01/01/1994 and subsequently her husband Kshitish Chandra Dey died intestate on 19/10/1995 leaving behind their three sons & one daughter namely Sri Tapan Kumar Dey, Sri Moloy Kumar Dey, Sri Goutam Kumar Dey & Smt. Mallika Basu as their legal heirs and successors to inherit the said 01 cottah 19 sq.ft. of land left by said deceased Shanti Prova Dey & Kshitish Chandra Dey as their legal heirs and successors to inherit the share of property left by said deceased Shanti Prova Dey & Kshitish Chandra Dey, with the provisions of Hindu Succession Act, 1956.

**AND WHEREAS** said Kshitish Chandra Dey, seized acquired and possessed all that piece and parcel of land measuring an area of 01 Cottah, be the same a little more or less, lying and situated at Mouza – Noapara, J. L. No. – 83,



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Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under C. S. Khatian No. - 275, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, by a Deed of Patta, dated - 03/11/1945 from the C. S. Recorded owner Hemanta Kumar Das, and said Kshitish Chandra Dey duly mutated his name in revisional settlement under R.S. Khatian No.-1381 and R.S.- Dag No.-1981/2499 and the local concerned land authority has issued a Mutation Certificate in favour of said Kshitish Chandra Dey, and while said Kshitish Chandra Dey was in peaceful possession over the said property he died intestate on 19/10/1995 leaving behind his three sons & one daughter namely Sri Tapan Kumar Dey, Sri Moloy Kumar Dey, Sri Goutam Kumar Dey & Smt. Mallika Basu, as his legal heirs and successors to inherit the said property left by said deceased Kshitish Chandra Dey, with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus in the manner as depicted above said Sri Tapan Kumar Dey, Sri Moloy Kumar Dey, Sri Goutam Kumar Dey, Smt. Rina Dey & Smt. Mallika Basu, in their respective share each, seized, possessed and sufficiently entitled to in total 05 Cottah 19 sq.ft. of land, be the same a little more or less, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under C. S. & R. S Khatian No. - 275 corresponding to (Khasto) Modified R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Premises at N. D. P. - I, Sarojinipally, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, and said Goutam Kumar Dey got his name duly recorded in the records of Revisional Settlement vide Mutation Case No-35/83/2019 under R. S. Khatian No. - 1381, R. S. Dag No. - 1981/2499, Area of Land - 0.82 Decimals, and said Maloy Kumar Dey got his name duly recorded in the



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records of Revisional Settlement vide Mutation Case No-36/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.82 Decimals, and said Tapan Kumar Dey got his name duly recorded in the records of Revisional Settlement vide Mutation Case No-33/83/2019 and vide Mutation Case No-38/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.83 Decimals & 3.30 Decimals, and said Mallika Basu got her name duly recorded in the records of Revisional Settlement vide Mutation Case No-37/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.82 Decimals, and said Rina Dey got her name duly recorded in the records of Revisional Settlement vide Mutation Case No-34/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 1.65 Decimals, and the, in their respective share each, had been possessing and enjoying the same in ejmali.

**AND WHEREAS** some conflicts arises between the aforesaid owners, regarding their respective shares and said Sri Maloy Kumar Dey & Sri Goutam Kumar Dey, as plaintiffs, filed a Suit for Partition, in the Court of Ld. Civil Judge (Senior Division), 1<sup>st</sup> Court, Barasat, North 24 Parganas, being T. S. No. – 692/2019, against said Sri Tapan Kumar Dey, Smt. Mallika Basu & Smt. Rina Dey, the Defendants therein.

**AND WHEREAS** the aforesaid parties came to a mutual understanding and prepared a Solenama to resolve the Case and accordingly filled the Solenama on 21.11.2019 and on the request of both the parties the Ld. Court passed an order that the Suit be Decreed in form of Compromise petition in terms of Solenama and subsequently the Ld. Court passed a final form of order on 17.01.2020 accepting the Solenama. And the Ld. Court pleased to pass a Final Decree on 11-03-2020 on terms of the Compromise Petition. And the property in question has been partitioned amongst both the parties as per the plan enclosed with the Solenama.



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**AND WHEREAS** by virtue of the Final Decree said plaintiff Sri Maloy Kumar Dey & Sri Goutam Kumar Dey, jointly become the owners of all that piece and parcel of land measuring an area of 02 Cottah 19 sq.ft. be the same a little more or less, being Part No. - "A", (shown in the annexed plan of the said Solenama, marked with colour "Red") lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Premises at N. D. P. - I, Sarojinipally, A.D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas and the said defendants, Sri Tapan Kumar Dey, Smt. Mallika Basu & Smt. Rina Dey, jointly become the owners of all that piece and parcel of land measuring an area of 03 Cottah, be the same a little more or less, being Part No. - "B" (shown in the annexed plan of the said Solenama, marked with colour "Green"), lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Premises at N. D. P. - I, Sarojinipally, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas.

**AND WHEREAS** after becoming the joint owners of aforesaid 02 Cottah 19 sq.ft. of land, be the same a little more or less, being Part No. - "A" the said Sri Maloy Kumar Dey & Sri Goutam Kumar Dey, jointly had been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority.

**AND WHEREAS** by a Registered Deed of Conveyance, being No. - 152503074, submitted on 20/03/2020 and registered on 13/05/2020 said Sri



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Maloy Kumar Dey & Sri Goutam Kumar Dey alias Goutam Dey jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring an area of **02 (Two) Cottah 19 (Nineteen) sq.ft.**, be the same a little more or less, being Part No. - "A", lying and situated at Mouza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, lying within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Premises at N. D. P. - I, Sarojinipally, A. . D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, in favour of **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the Land Owner herein, and delivered khas possession in her favour and the said Deed was registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1525-2020, Pages from 86047 to 86082, being No. - 152503074 for the year 2020. **AND WHEREAS** after purchasing the said plot of land said **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the Land Owner herein, got her name duly mutated in the office of local Barasat Municipality, under Ward No. - 5, Holding No. -30/2, Premises at N. D. P. - I, Sarojinipally, and she has been possessing and enjoying the same peacefully without interruption of others.

**AND**

**WHEREAS** Manmohan Properties Limited, a Private Ltd. Company, having its registered office at N. - 48, Hindustan Park, P. S. - Ballygunge, Calcutta - 29, was the sole and absolute owner of **ALL** That piece and parcel of land measuring about more or less **05 Cottah 26 sq.ft.**, lying and situated at Mouza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Sabek Khatian No. - 275, R. S. Khatian No. - 1381, lying within the jurisdiction



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of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, along with other landed properties, by virtue of a Registered Deed of Conveyance, dated 19<sup>th</sup> day of December, 1952, executed and registered by Rai Sailendra Nath Ghosh Bahadur.

**AND WHEREAS** after purchasing the said plot of land along with other landed properties while said Manmohan Properties Limited was in peaceful khas possession over the same said Manmohan Properties Limited, represented by its Managing Director Rai Sailendranath Ghosh Bahadur, sold, transferred and conveyed all that the said piece and parcel of land measuring an area of 05 Cottah 26 sq.ft., lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Sabek Dag No – 1115, R. S. Dag No. – 1981/2499 under Sabek Khatian No. – 275, R. S. Khatian No. – 1381, lying within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of Smt. Gouri Rani Roy Chowdhury, wife of Sri Ramesh Chandra Roy Chowdhury of Barasat, by a Registered Deed of Sale, being No. – 4880, dated – 05/10/1956, and delivered khas possession in her favour and the said Deed was registered with the office of D. R. O., Alipore, copied in Book No. – J, Volume No. – 89, Pages from 158 to 165, being No. – 4880 for the year 1956.

**AND WHEREAS** after purchasing the said plot of land said Smt. Gouri Rani Roy Chowdhury sold 02 Cottah 08 Chittaks 13 sq.ft. of land out of said 05 Cottah 26 sq.ft. and had been possessing and enjoying the remaining 02 Cottah 08 Chittaks 13 sq.ft. of land peacefully, free from all encumbrances.

**AND WHEREAS** by a Registered Deed of Sale, being No. – 13598, dated – 09/12/1963 said Smt. Gouri Rani Roy Chowdhury sold, transferred and conveyed all that the said 02 Cottah 08 Chittaks 13 sq.ft. of land lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana –



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Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Sabek Khatian No. - 275, R. S. Khatian No. - 1381, lying within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas in favour of Smt. Niva Rani Nandi, wife of Late Suresh Chandra Nandi of Bidhanpally, Madhyamgram, and delivered khas possession in her favour and the said Deed was registered with the office of A. D. R. at Barasat copied in Book No. - I, Volume No. - 138, Pages from 49 to 52, being No. - 13598 for the year 1963.

**AND WHEREAS** after purchasing the said plot of land while said Smt. Niva Rani Nandi was in peaceful khas possession over the said she gifted the said 02 Cottah 08 Chittaks 13 sq.ft. of land lying and situated at Mouza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Sabek Khatian No. - 275, R. S. Khatian No. - 1381, lying within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas in favour of her daughter namely Smt. Chhabi Sen, wife of Sri Anil Kumar Sen of Sreepur, Madhyamgram, by a Registered Deed of Gift, being No. - 8579, dated - 24/09/1981 and delivered khas possession in her favour and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. - I, Volume No. - 116, Pages from 201 to 203, being No. - 8579 for the year 1981.

**AND WHEREAS** after obtaining the said 02 Cottah 08 Chittaks 13 sq.ft. of land, by way of gift as recited above, while said Smt. Chhabi Sen was in peaceful khas possession over the said she, sold, transferred all that the said 02 Cottah 08 Chittaks 13 sq.ft. of land with pucca building standing thereon, lying and situated at Mouza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in Sabek Dag No - 1115, R. S. Dag No. - 1981/2499 under Sabek Khatian No. - 275, R. S. Khatian No. -



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1381, lying within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of Sri Chittaranjan Paul, son of Late Sarat Chandra Paul of Paschim Ichapur, P. S. – Barasat by a Registered Deed of Sale, being No. – 2273, executed on 21/02/1986 and registered on 04/03/1986 and delivered khas possession in his favour and the said Deed was registered with the office of A. D. S. R. Barasat copied in Book No. – I, Volume No. – 31, Pages from 55 to 64, being No. – 2273 for the year 1986.

**AND WHEREAS** after purchasing the said 02 Cottah 08 Chittaks 13 sq.ft. of land with pucca building standing thereon said Sri Chittaranjan Paul got his name duly mutated in the office of local Barasat Municipality and had been possessing and enjoying the same peacefully, free from all encumbrances.

**AND WHEREAS** by a Registered Deed of Sale, being No. – 150200187, submitted on 20/05/2008 and registered on 07/01/2009 said Sri Chittaranjan Paul sold, transferred and conveyed all that the said 02 Cottah 08 Chittaks 13 sq.ft. of land with pucca building standing thereon, lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Sabek Dag No – 1115, R. S. Dag No. – 1981/2499 under Sabek Khatian No. – 275, R. S. Khatian No. – 1381, lying within the jurisdiction of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of SRI RATAN DHAR, son of Late Bholanath Dhar, of 104 No. Maa Sarada Road, P. O. – Noapara, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700125, and the said Deed was registered with the office of D. S. R. – II, Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – I, Pages from 3130 to 3148, being No. – 150200187 for the year 2009.

**AND WHEREAS** after purchasing the said land with one storied pucca building standing thereon said SRI RATAN DHAR, got his name duly



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mutated in the office of local Barasat Municipality, under Ward No. – 5, Holding No. – 196, premises at N. D. P. – I, Sarojini Pally and had been possessing and enjoying the same peacefully, free from all encumbrances.

**AND WHEREAS** by a Registered Deed of Conveyance, being No. – 152505036, submitted on 04/06/2019 and registered on 06/06/2019, said **SRI RATAN DHAR** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring area of 02 (Two) Cottah 08 (Eight) Chittaks 13 (Thirteen) sq.ft., be the same a little more or less, along with cemented finished flooring one storied pucca building measuring an area of 475 sq.ft., more or less, standing thereon, lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Sabek Dag No – 1115, R. S. Dag No. – 1981/2499 under Sabek Khatian No. – 275, R. S. Khatian No. – 1381, lying within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. – 196, premises at N. D. P. – I, Sarojini Pally, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, in favour of **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the Land Owner herein, and delivered khas possession in her favour and the said Deed was registered with the office of D. S. R. – III, Barasat, copied in Book No. – I, Volume No. – 1525-2019, Pages from 141911 to 141939, being No. – 152505036 for the year 2019.

**AND WHEREAS** after purchasing the said plot of land said **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, the Land Owner herein, got her name duly mutated in the office of local Barasat Municipality, under under Ward No. – 5, Holding No. –196/1, Premises at N. D. P. – I, Sarojinipally, and she has been possessing and enjoying the same peacefully without interruption of others.

**AND WHEREAS** the Land Owner/ Appointer is now desirous of developing the said premises by constructing a multi-storied building over the said plot



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of land as per building plan to be sanctioned by the Barasat Municipality but the Owner due to financial stringency, it will neither be practical nor possible for her to develop the said premises by constructing a Multi Storied building thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owner.

AND WHEREAS with a view to construct a Multi Storied Building over the said First schedule of property the Appointer hereto entered into a Registered Development Agreement, being No. - 152504359, Book No. - I, dated - 12/08/2020, registered at the office of D. S. R. - III, Barasat, North 24 Parganas, with **SRIJANI**, a proprietorship firm, having its office at 5/12, Sarojini Pally, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its proprietor **SMT. SAPTAPARNA DAS**, wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, under some terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS NOW YE BE THESE PRESENTS that I, the Appointer do hereby nominate constitute and appoint : **SRIJANI**, a proprietorship firm, having its office at 5/12, Sarojini Pally, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its proprietor **SMT. SAPTAPARNA DAS** (PAN No. - APLPD2481E), wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality Indian, by faith Hindu, by occupation Business, to be my true and



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lawful Attorney in my name and on my behalf and I authorize her to do the acts, deeds, matters and things in my name and on my behalf as mentioned hereinafter specifically.

**AND WHEREAS** it has been agreed in terms of the said Development Agreement that I shall appoint the Developer as my Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Barasat Municipal authority.
3. To appear and represent me before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.



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5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Barasat Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make, alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.
10. To appear and represent us before all authorities including those under the Barasat Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and



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District Sub-Registrar-III  
North 24-Parganas, Barasat

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- submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
  12. To apply for mutation and to record the name of respective flat Owner/s of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
  13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
  14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
  15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
  16. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
  17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against



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any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.

18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing my name thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive



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North 24-Parganas, Barasat

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advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time I shall not be liable for any such transaction.

25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.
26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.



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District Sub-Registrar-III  
North 24-Parganas, Barasat

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27. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**PART - I**

ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottah 19 (Nineteen) sq.ft., be the same a little more or less, being Part No. - "A", lying and situated at Mouza - Noapara, J. L. No. - 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, lying within the jurisdiction of local Barasat Municipality, under Ward No. - 5, Holding No. - 30/2, Premises at N. D. P. - I, Sarojinipally, A. . D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District North 24 Parganas, Which is butted and bounded in the manner as follows:-

- ON THE NORTH : 14 feet wide Sarojini Pally Road.  
ON THE EAST : Part No. - "B".  
ON THE SOUTH : Land of Saptaparna Das.  
ON THE WEST : Part No. - "B".



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District Sub-Registrar-III  
North 24-Parganas, Barasat

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**PART - II**

**ALL THAT** piece and parcel of land measuring area of **02 (Two) Cottah 08 (Eight) Chittaks 13 (Thirteen) sq.ft.**, be the same a little more or less, along with cemented finished flooring one storied pucca building measuring an area of 475 sq.ft., more or less, standing thereon, lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Sabek Dag No – 1115, R. S. Dag No. – 1981/2499 under Sabek Khatian No. – 275, R. S. Khatian No. – 1381, lying within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. – 196/1, premises at N. D. P. – I, Sarojini Pally, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and the annual rent and taxes in respect proportionate share of land is payable to the Government of West Bengal through the collector of District North 24 Parganas, Which is butted and bounded in the manner as follows:-

- On the North – : 14 feet wide Sarojini Pally Road.  
 On the South : Drain there after Gopal Bhattachrya.  
 On the East : Prakiti Apartment  
 On the West : Property of Maloy Dey & Others.

**PART - III****AMALGAMATED PLOT OF LAND/ ENTIRE PROJECT PROPERTY**

**ALL THAT** piece and parcel of land measuring an area of **04 (Four) Cottahs 08 (Eight) Chittaks 32 (Thirty Two) sq.ft.**, be the same a little more or less, along with cemented finished flooring one storied pucca building measuring an area of 475 sq.ft., more or less, standing thereon, lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Sabek Dag No – 1115, R. S. Dag No. – 1981/2499 under Sabek Khatian No. – 275, R. S. Khatian No. – 1381, lying within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. –



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District Sub-Registrar-III  
North 24-Parganas, Barasat

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30/2 & 196/1, premises at N. D. P. - I, Sarojini Pally, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, upon which the multistoried (G + 3) building in the name & style of "DIKSHA APARTMENT" will be erected, which is butted and bounded by:-

- ON THE NORTH : 14 feet wide Sarojini Pally Road.  
ON THE SOUTH : Drain there after Gopal Bhattachrya.  
ON THE EAST : Prakiti Apartment.  
ON THE WEST : Property of Rina Dey, Tapan Kumar Dey & Mallika Basu.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owner's Allocation)**

**LAND OWNER'S ALLOCATION:** It is agreed by and between the parties to this agreement that the Land Owner shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner :-

- a) That the Land Owner herein will get one Covered Car Parking Space, being No. - P-1, measuring a built up area of 267 Sq.ft., more or less, on the Ground Floor, in the said proposed multi-storied building together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

The Developer shall be entitled to get all Parts and portions of the proposed multi storied building save and except the Owner' allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities.



District Sub-Registrar-III  
North 24-Parganas, Barasat

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :

1. Arun Kumar Das  
5/12, Sarojini Pally, Barasat  
Kot-126.

2. Biswajit Shil  
Mouhuti, Gattulati.  
PIN-743135

Saptarnada Das

SIGNATURE OF  
THE OWNER/ APPOINTER

DRAFTED BY:

Shreyasee Biswas

Advocate

Barasat Judges' Court  
Barasat, North 24 Parganas.

**Shreyasee Biswas**  
Advocate  
Judge's Court Barasat, 24 Pgs. (N)  
Enrol. No.- FR21/388/2012

SRIJANI

Saptarnada Das

Proprietor

SIGNATURE OF  
THE ATTORNEY

Composed by-

*[Signature]*

Barasat.

North 24 Parganas.



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District Sub-Registrar-III  
North 24-Parganas, Barasat

12 AUG 2020

**UNDER RULE 44A OF THE I. R. ACT 1908**

(1) **SMT. SAPTAPARNA DAS**

Name

Status - Presentant



*Saptaparna Das*

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovesaid person and attested by the said person.

*Saptaparna Das*

Signature of the presentant



*Saptaparna Das*

(2) **SMT. SAPTAPARNA DAS (PROPRIETOR SRIJANI)**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

*Saptaparna Das*

*SRIJANI*  
Proprietor

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



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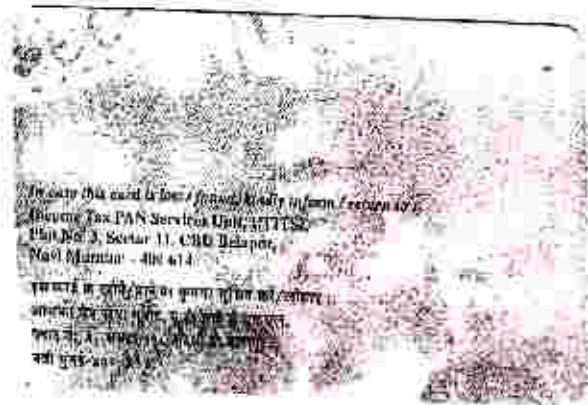
District Sub-Registrar-III  
North 24-Parganas, Barasat

12 AUG 2020



saptarnad as

Saptarnad as





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CKW2791986



নির্বাচকের নাম : সপ্তপর্না দাস

Elector's Name : Saptarnab Das

স্বামীর নাম : অর্নব কুমার দাস

Husband's Name : Arnab Kumar Das

লিঙ্গ/Sex : ছাঁ/F

জন্ম তারিখ  
Date of Birth : 07/12/1984

Saptarnab Das

Saptarnab Das

CKW2791986

ঠিকানা

5/12, সারোজিনী পল্লী, নাবাপল্লী, বারাসত, উত্তর ২৪  
পরগণা-700128

Address:

5/12, SAROJINI PALLY, NABAPALLY,  
BARASAT, NORTH 24  
PARGANAS-700128

Date: 31/03/2011

1/14, রাজ্যের নির্বাচন কমিশনের নির্বাচন নিয়ন্ত্রণ

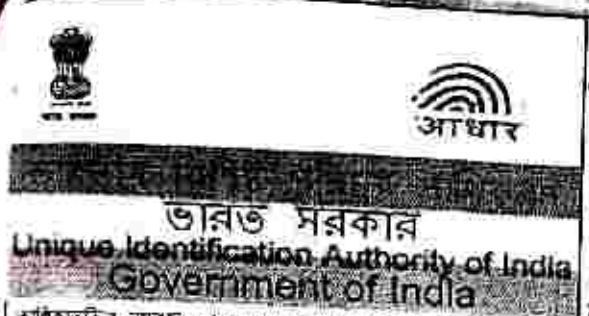
স্বাক্ষরিত করে থাকবে (স্বাক্ষর)

Facsimile Signature of the Electoral

Registration Officer for

119-Barasat Constituency

নিয়ন্ত্রণ কমিশনের অফিসে (নিয়ন্ত্রণ কমিশনের অফিস) এখানে  
স্বাক্ষর করা হবে (স্বাক্ষর) এবং (স্বাক্ষর) এর  
স্বাক্ষরিত করে থাকবে (স্বাক্ষর)  
To check the correct address mentioned in the Card, by  
writing the correct address including your name in the  
left of the card, you will receive the card  
automatically through.



आधार/Enrollment No.: 201600674/26445

Download Date: 28/07/2017  
Issuance Date: 28/07/2017

To  
 सप्तार्जुनी दास  
 SAPTAPARNA DAS  
 W/O Anand Kumar Das  
 5/12,  
 Surojini pally  
 Barisal - I  
 North 24 Parganas Nabapally  
 West Bengal - 700126  
 9831836807

Signature valid:



আপনার আধার সংখ্যা / Your Aadhaar No.:

9678 9034 7179

আমার আধার, আমার পরিচয়



আমার আধার, আমার পরিচয়



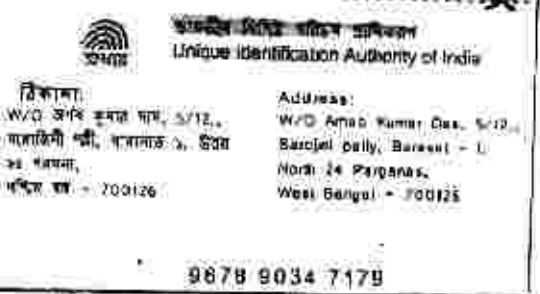
তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন আধার কার্ডের মাধ্যমে পাওয়া যায়
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি হয়

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার কার্ড দেশে মান্য।
- আধার পরিচয় প্রমাণের জন্য অনলাইন আধার কার্ডের মাধ্যমে পরিচয় প্রমাণ করা যায়।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Saptaparnadas  
Saptaparnadas

भारत सरकार  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
CKW3859717



निर्वाचक नाम : अरुण कुमार दास  
Elector's Name : Arun Kumar Das  
पेशा : अरुण कुमार दास  
Father's Name : Arun Kumar Das  
लिंग/प्राकार : प/म  
जन्म तिथि  
Date of Birth : 03/01/1971

*Arun Kumar Das*

CKW3859717

पता  
3/12, एन.ए. रोड, अरुण, ई.एम.  
अरुण-700128

Address:  
3/12, SAROJINI PALLY, BARASAT,  
NORTH 24 PARGANAS-700128

*CKW3859717*

दिनांक: 01/03/2014

114-एनएम एनएम एनएम एनएम एनएम  
अरुण कुमार दास  
Facsimile Signature of the Electoral  
Registration Officer for  
119-Barrack Constituency

ध्यान दें: यदि आप अपने पते में कोई भी परिवर्तन करते हैं, तो आपको इसे 10 दिनों के भीतर अपने क्षेत्र के निर्वाचक अधिकारी को सूचित करना होगा।  
In case of change in address, you must inform the Clerk in the Electoral Form for updating your name in the roll at the earliest and also to obtain the new roll card number.  
23160280



## Major Information of the Deed

Deed No :	I-1525-04364/2020		
Query No / Year	1525-8000941583/2020	Date of Registration	12/08/2020
Query Date	12/08/2020 1:23:34 PM	Office where deed is registered	1525-8000941583/2020
Applicant Name, Address & Other Details	Shreyasee Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836469506, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 3/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	Rs. 49,00,697/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152504359/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 53/- (Article:E, E, M(b))

## Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, , Ward No: 5, Holding No:30/2 Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1981/2499	RS-1381	Bastu	Bastu	2 Katha 19 Sq Ft	1/-	20,26,390/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, , Ward No: 5, Holding No:196/1 Pin Code : 700126


Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1981/2499	RS-1381	Bastu	Bastu	2 Katha 8 Chatak 13 Sq Ft	1/-	25,18,057/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					7.4983Dec	2 /-	45,44,447 /-	

## Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	475 Sq Ft.	1/-	3,56,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 475 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		475 sq ft	1/-	3,56,250 /-	






**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt SAPTAPARNA DAS (Presentant)</b> Wife of Shri Arnab Kumar Das Executed by: Self, Date of Execution: 12/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Office			
		12/08/2020	LTI 12/08/2020	12/08/2020
5/12 Sarojini Pally, Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APLPD2481E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SRIJANI</b> 5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 . PAN No.:: APLPD2481E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt SAPTAPARNA DAS</b> Wife of Shri Arnab Kumar Das Date of Execution - 12/08/2020, , Admitted by: Self, Date of Admission: 12/08/2020, Place of Admission of Execution: Office			
		Aug 17 2020 1:50PM	LTI 12/08/2020	12/08/2020
5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APLPD2481E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIJANI (as Sole Proprietor)				



## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Arnab Kumar Das</b> Son of Shri Prafulla Kumar Das 5/12- Sarojini Pally, P.O.- Nabapally, P.S.- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700126			
	12/08/2020	12/08/2020	12/08/2020
Identifier Of Smt SAPTAPARNA DAS, Smt SAPTAPARNA DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SAPTAPARNA DAS	SRIJANI-3.34354 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt SAPTAPARNA DAS	SRIJANI-4.15479 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SAPTAPARNA DAS	SRIJANI-475.00000000 Sq Ft



**On 12-08-2020****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4S (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:51 hrs on 12-08-2020, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Smt SAPTAPARNA DAS ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,00,697/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 12/08/2020 by Smt SAPTAPARNA DAS, Wife of Shri Anab Kumar Das, 5/12 Sarojini Pally, Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business

Identified by Shri Anab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 12-08-2020 by Smt SAPTAPARNA DAS, Sole Proprietor, SRIJANI (Sole Proprietorship), 5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Identified by Shri Anab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 787, Amount: Rs, 100/-, Date of Purchase: 10/08/2020, Vendor name: Sudip Ghosh



Ananda Mohan Nandi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2020, Page from 124234 to 124266

being No 152504364 for the year 2020.



Digitally signed by ANANDA MOHAN  
NANDI  
Date: 2020.08.12 14:49:37 +05:30  
Reason: Digital Signing of Deed.

*Nandi*

(Ananda Mohan Nandi) 2020/08/12 02:49:37 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)